

LOT 53
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

SPINDLER JOHN J & CARRIE S
96364 NASSAU LAKES CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

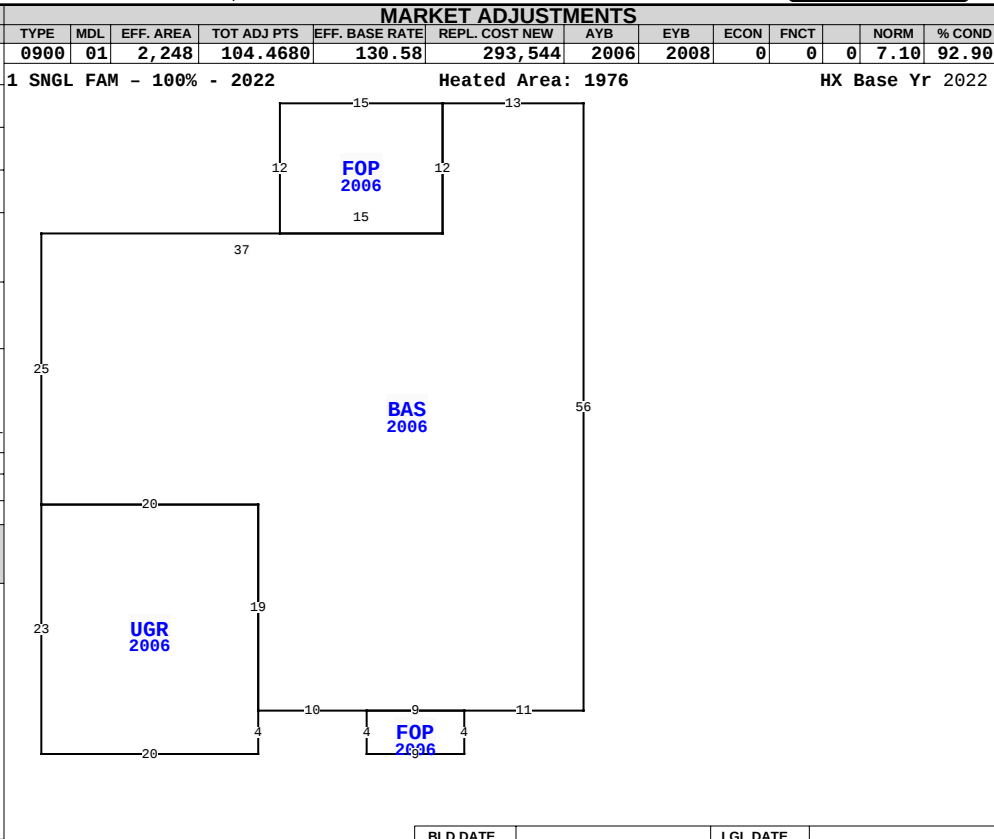
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	239,706
FOP	36	30	11	1,334
FOP	180	30	54	6,550
UGR	460	45	207	25,111
TOTALS	2,652		2,248	272,702

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	782.00	SF	5.20	5.20	100	2006	2006	3	87	3,538	
2	0476	VF 6 SBPL	0	100	0	0	164.00	LF	32.00	32.00	100	2006	2006	3	69	3,621	
3	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	2007	2007	3	48	18,360	
4	0911	SCRN RM A	0	100	0	0	1,185.00	SF	17.50	17.50	100	2007	2007	3	31	6,429	
5	0845	KOOL DECK	0	100	0	0	735.00	SF	7.25	7.25	100	2007	2007	3	88	4,689	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



96364 NASSAU LAKES CIR, FERNANDINA BEACH

TOTAL OB/XF																	36,637
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				272,702	
TOTAL MARKET OB/XF VALUE				36,637	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				384,339	
SOH/AGL Deduction				76,913	
ASSESSED VALUE				307,426	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				257,426	
TOTAL JUST VALUE				384,339	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				374,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006340	REPAIR/RRF	17,001	08/01/2020
M1217642	H/AC	0	10/01/2012
B20487	SCRN ENCL	6,366	09/01/2007
B20021	SWIM POOL	33,000	06/01/2007
E16495	ELEC OTHER	1,500	01/01/2006
M10676	MECH OTHER	0	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/1497	4/07/2021	WD	Q	I	02	351,000
GRANTOR: MONAGHAN JOSEPH T & L						
GRANTEE: SPINDLER JOHN J & C						
1404/1186	4/17/2006	WD	Q	I		222,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MONAGHAN JOSEPH T &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2006] W13 FOP=[YR=2006] S12 W15 N12 E15\$ S12 W37 S25 UGR=[YR=2006] S23 E20 N4 N19 W20 \$ E20 S19 E10 FOP=[YR=2006] S4 E9 N4 W9 \$ E9 E11 N56 \$.																